



# STATE OF IOWA FLOOD MITIGATION PROGRAM PROGRESS REPORT

PERIOD COVERED BY THIS REPORT

10/31/2015 to 4/30/2016

LOCAL CONTACT NAME:

Steven Rackis, Housing Administrator

GOVERNMENTAL ENTITY:

City of Iowa City, IA

ADDRESS:

410 E. Washington St.

Iowa City, IA 52240-1826

TELEPHONE NUMBER:

319-887-6065

PROJECT TITLE:

Iowa City Wastewater Treatment Plant Relocation Project

AGREEMENT NUMBER:

2013-0

ACTIVITY COMPLETION TIMEFRAME:

12/4/2013 to 12/31/2016

	FEDERAL	LOCAL	STATE	TOTAL
TOTAL FUNDS APPROVED:	\$ 35,011,800	\$ 19,933,200	\$ 8,497,249	\$ 63,442,249
TOTAL FUNDS EXPENDED TO DATE:	\$ 35,011,800	\$ 14,471,969	\$ 4,932,563	\$ 54,416,332
PROJECT OVERRUN/ (UNDERRUN):	\$ -	\$ 5,461,231	\$ 3,564,686	\$ 9,025,917
The percentage of actual work that has been completed at the end of the reporting period (not a % of funds expended)	85%			
The estimated cost of the project at completion (which may even exceed the awarded amount)	\$ 63,442,249			

Type of Expense & Funding Source	Budget (from Application)	Federal/ Local/State	Total Expended to Date	Remaining Balance
<b>Engineering/Contractual Services:</b>	\$ 6,204,399			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 6,417,986	
North Plant Sales Tax Increment		State	\$ 2,474,909	
			\$ -	
TOTAL			\$ 8,892,895	\$ (2,688,496)
<b>Env. &amp; Historic Preservation Reviews</b>	\$ 70,000			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 70,000	
			\$ -	
			\$ -	
TOTAL			\$ 70,000	\$ -
<b>Construction:</b>	\$ 56,079,679			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 42,058,457	
North Plant Sales Tax Increment		State	\$ 2,073,924	
North Plant Interest Expenses		State	\$ 291,291	
			\$ -	
TOTAL			\$ 44,423,672	\$ 11,656,007
<b>Management Costs</b>	\$ 1,088,171			
South Plant EDA, CDBG, I-Jobs, LOST, WO		Federal/Local	\$ 937,327	
North Plant Sales Tax Increment		State	\$ 92,440	
			\$ -	
TOTAL			\$ 1,029,767	\$ 58,404
<b>Total Project Budget Summary</b>	<b>\$ 63,442,249</b>		<b>\$ 54,416,333</b>	<b>\$ 9,025,916</b>

FUNDING SOURCE:	FEDERAL (from Application)	LOCAL (from Application)	STATE (from Application)	Total Expended to Date
Economic Development Authority	\$ 22,000,000			\$ 22,000,000.00
CDBG Supplemental Disaster	\$ 13,011,800			\$ 13,011,800.00
I-Jobs		\$ 6,345,293		\$ 6,345,293.00



Local Option Sales Tax		\$ 8,610,000		\$ 8,126,676.10
Wastewater Operations		\$ 4,977,907		\$ -
Sales Tax Increment			\$ 8,497,249	\$ 4,932,563.01
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Total Project Funding Source</b>	<b>\$ 35,011,800</b>	<b>\$ 19,933,200</b>	<b>\$ 8,497,249</b>	<b>\$ 54,416,332.11</b>

Indebtedness Incurred (Bonds, etc.)	Rate of Interest	Length of Term (start & end)	Costs of Issuance	Net Proceeds
North Wastewater Plant Demolition	2.78%	7/1/2014 - 6/30/2034	\$ -	\$ 6,000,000
	0.00%		\$ -	\$ -
	0.00%		\$ -	\$ -

NON-PUBLIC INVESTMENT - Entity				Total to Date
				\$ -
				\$ -
				\$ -
<b>Total Non-Public Investment</b>				<b>\$ -</b>

Project Status- entire project (Check One)		Description of significant activities this <b>semi-annual term</b> . Include comparison of actual accomplishments to the objectives identified in your application. Attach pictures and a narrative. Status changes or delays, please explain reason.
<input type="checkbox"/>	On Schedule	As re-creating these natural systems is a complex endeavor, particularly in a high density urban area, the City is negotiating a separate contract for the engineering and design of the wetland area & Ralston Creek improvements, after a fairly extensive public planning process to determine the best long-term plan for this public open space. While this has caused some delay in the schedule, we believe that this careful planning will result in best management practices with regard to developing and managing this floodplain park. Once this contract is awarded & the engineering and design are completed, the City of Iowa City can better determine the timeline for the completion of the project. The City of Iowa City has combined the Milestones for the Wetland Development & Ralston Creek Improvements. These Milestones will be bid and awarded as a single project.
<input checked="" type="checkbox"/>	Delayed	
<input type="checkbox"/>	Canceled	
<input type="checkbox"/>	Completed	
<input type="checkbox"/>	Suspended	

Application Work Schedule (Milestones)			Milestone Status
#	Description:	Submitted Completion Date:	Anticipated / Actual Completion Date:
1	City Council Resolution	2/1/2014	12/17/2013
2	Bid and Award Engineering and Design	4/1/2014	5/6/2014
3	Engineering and Design	11/1/2014	4/7/2015
4	Bid and Award Demolition	2/1/2015	4/7/2015
5	North WWTF Demolition	6/1/2015	1/19/2016
6	Bid and Award Site Grading	6/1/2015	1/19/2016
7	Site Grading	9/1/2015	1/19/2016

8	Bid and Award Wetland Development	9/1/2015	4/30/2017
9	Wetland Development	12/1/2015	12/31/2017
10	Bid and Award Ralston Creek Improvements	12/1/2015	4/30/2017
11	Ralston Creek Improvements	3/1/2016	12/31/2017
12	Project Closeout Activities	12/31/2016	1/31/2018
13			

Person Completing this Report:

Steven J. Rackis

Date:

5/19/2016

I, the undersigned, hereby certify that the above information is accurate and true, and in accordance with the approved project plan and state and federal regulations and policies governing this award.



Signature of Authorized Representative or Governmental Entity

**Instructions to complete this form**

Areas shaded  are to be completed by State HSEMD Personnel.

Areas shaded  are to be completed by the governmental entity or authorized administrator.



# CITY OF IOWA CITY MEMORANDUM

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Date: May 19, 2016

To: State of Iowa Flood Mitigation Board

From: Steven J. Rackis, Housing Administrator

Re: Iowa Flood Mitigation Program (FMP) – City of Iowa City Semi-Annual Progress Report for the Period November 2015 – April 2016.

The City of Iowa City remains committed to converting the site of the North Wastewater Treatment plant to green space and restoring the floodplain to its natural function. The plan is to create a 5-acre wetland to manage and filter storm water prior to entering the creek and the Iowa River and to mitigate future flooding, and to restore and stabilize the Ralston Creek riparian corridor to a more natural state. In addition, the City of Iowa City will create a regional riverfront park which will help catalyze economic development in the Riverfront Crossings area immediately south of downtown Iowa City and the University of Iowa campus.

As stated in the November 2015 – April 2016 Iowa City Semi-Annual Progress report, our project status is delayed. One factor causing the delay was a mercury contamination issue that turned into an approximately \$2.4 million cleanup and abatement project. The source of the mercury was from equipment that was originally installed in 1934. The mercury had leaked into the bottom of four trickling filter basins and required an extensive abatement project prior to bidding the demolition project. Asbestos and other hazardous materials from the entire site were also abated as part of pre-demolition site work.

As re-creating these natural systems is a complex endeavor, particularly in a high density urban area, the City is negotiating a separate contract for the engineering and design of the wetland area and Ralston Creek improvements, after a fairly extensive public planning process to determine the best long-term plan for this public open space. While this has caused some delay in the schedule, we believe that this careful planning will result in best management practices with regard to developing and managing this floodplain park. Once this contract is awarded and the engineering and design are completed, the City of Iowa City can better determine the timeline for the completion of the project. The City of Iowa City has combined the Milestones for the Wetland Development and Ralston Creek Improvements. These Milestones will be bid and awarded as a single project. As a result, the anticipated Application Work Schedule (Milestones) follows:

Application Work Schedule (Milestones)			Milestone Status
#	Description:	Submitted Completion Date:	Anticipated / Actual Completion Date:
1	City Council Resolution	2/1/2014	12/17/2013
2	Bid and Award Engineering and Design	4/1/2014	5/6/2014
3	Engineering and Design	11/1/2014	4/7/2015
4	Bid and Award Demolition	2/1/2015	4/7/2015
5	North WWTF Demolition	6/1/2015	1/19/2016
6	Bid and Award Site Grading	6/1/2015	1/19/2016
7	Site Grading	9/1/2015	1/19/2016



8	Design & Engineering of Wetland/Ralston Creek Improvements	9/1/2015	3/31/2017
9	Bid & Award Wetland/Ralston Creek Improvements	12/1/2015	4/30/2017
10	Wetland Development/Ralston Creek Improvements	3/1/2016	12/31/2017
11	Project Closeout Activities	12/31/2016	1/31/2018

Once the City of Iowa City determines what the cost is for the final phase of the project, the City of Iowa City intends to request an amendment to the contract by adjusting the internal financing of the project and shifting interest expenses to construction expenses. At this time the City of Iowa City is requesting to amend the project completion date to January 31, 2018.

Google Earth photographs of the site pre and post demolition, other current photographs, and the Riverfront Crossings Park concept are attached.





943  
943  
94

SDUBOUE ST

227

1201

1225

1301

1001

Click to add a point

HIGHWAY 66 E

HIGHWAY 66 E

500 ft





S Dubuque St

Johnson County  
Treasurer

S Clinton St

City Carton Recycling -  
Corporate Headquarters

Iowa River

Hampton Inn Iowa  
City/University Area

McDonald's

Staples

Sturgis Corner Dr

Village Inn  
Midas

El Rancho Mexican

S Riverside Dr

S Riverside Dr

Iowa River

Iowa River rc Trail

Iowa River rc Trail

E Benton St

W Benton St

W Benton St

W Benton St

S Riverside Dr











